

058.0

0010

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

810,200 / 810,200

USE VALUE:

810,200 / 810,200

ASSESSED:

810,200 / 810,200



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
46-48		PEIRCE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BRESLIN MICHAEL W	
Owner 2:	
Owner 3:	

Street 1: 46 PEIRCE ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476	Type:
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## PREVIOUS OWNER

Owner 1: BRESLIN ANNE LOUISE -
Owner 2: BRESLIN MICHAEL -

Street 1: 46 PEIRCE ST
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 3,440 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 2052 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3440		Sq. Ft.	Site		0	70.	1.52	11									366,240						366,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3440.000	444,000		366,200	810,200		38934
							GIS Ref
							GIS Ref
							Insp Date
							09/24/18

Total Card	0.079	444,000		366,200	810,200	Entered Lot Size
Total Parcel	0.079	444,000		366,200	810,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	394.83	/Parcel: 394.8	Land Unit Type:

Parcel ID 058.0-0010-0001.0

!5011!

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	444,000	0	3,440.	366,200	810,200	810,200	Year End Roll	12/18/2019
2019	104	FV	345,700	0	3,440.	366,200	711,900	711,900	Year End Roll	1/3/2019
2018	104	FV	345,700	0	3,440.	245,900	591,600	591,600	Year End Roll	12/20/2017
2017	104	FV	324,500	0	3,440.	235,400	559,900	559,900	Year End Roll	1/3/2017
2016	104	FV	324,500	0	3,440.	214,500	539,000	539,000	Year End	1/4/2016
2015	104	FV	289,600	0	3,440.	172,700	462,300	462,300	Year End Roll	12/11/2014
2014	104	FV	289,600	0	3,440.	154,300	443,900	443,900	Year End Roll	12/16/2013
2013	104	FV	301,200	0	3,440.	146,500	447,700	447,700		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESLIN ANNE LO	65414-459		5/26/2015	Convenience		1	No	No	
BRESLIN ANNE LO	27173-437		3/31/1997	Family		1	No	No	A

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2016	12	New Wind	2,388	1/6/2016				3 new windows

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/22/2009	Measured	189	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
8/8/1997		WK	

Sign: VERIFICATION OF VISIT NOT DATA

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:			1/2 Bath:	Rating:			1/2 Bath:	Rating:								
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:			A 3QBth:	Rating:			A 3QBth:	Rating:								
(Liv) Units: 2	Total: 2			1/2 Bath:	Rating:			A HBth:	Rating:			A HBth:	Rating:								
Foundation: 2 - Conc. Block				OthrFix:	Rating:							OthrFix:	Rating:								
Frame: 1 - Wood																					
Prime Wall: 1 - Wood Shingle																					
Sec Wall:		%																			
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: BROWN																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>									
Grade: C - Average				Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2											
Year Blt: 1917	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:		Fpl:	Rating:			Other													
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RES BREAKDOWN</b>				<b>SKETCH</b>									
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		2	5	2									
Sec Int Wall:		%		Floor:				Additions:													
Partition: T - Typical				% Own:				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors:		%						Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar: 2								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 1 - Forced H/Air																					
# Heat Sys: 2																					
% Heated: 100		% AC:																			
Solar HW: NO		Central Vac: NO																			
% Com Wall		% Sprinkled:																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 058.0-0010-0001.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N Total Yard Items: Total Special Features: Total:																					